



Memorandum

TO: { COMMENTS * MERGEFORMAT }Historic Landmarks Commission
FROM: Courtney Damkroger
{ FORMTEXT } { FORMTEXT }

SUBJECT: PROPOSED REMOVAL **DATE:** August 26, 2002
OF 29-31 E. SANTA CLARA ST. FROM
THE HISTORIC RESOURCES INVENTORY

APPROVED:

DATE:

BACKGROUND

The subject site is located on the north side of East Santa Clara Street between North First and Second Streets. The building is currently listed as a Contributing Structure in the San Jose Historic Resources Inventory. The structure was evaluated as part of the Environmental Impact Report prepared for the Mixed-Use Project and Century Center Plan Amendment, and found to lack sufficient distinction for listing on the San Jose Historic Resources Inventory. The San Jose Redevelopment Agency brought the matter to the attention of the Planning staff.

HISTORIC RESOURCE

A brief description of the structure and its historic significance as described in the State of California Department of Parks and Recreation Primary Record, dated January 10, 2002, included in the EIR follows:

Originally an 1876 three-story brick building, the present structure is a renovation of a 1947 fire-damaged structure. The current two-story façade appears primarily reflective a later remodeling in 1959. No traces of the earlier, Victorian-era façade remain. The current design is a modern cement plaster surface with scored lines both in the horizontal and vertical direction in attempt to lend texture to the composition. The three large windows are grouped through the use of horizontal lines that cross the building. The two outer columns at the storefront level appear to be of early vintage, and the two inner columns are wood copies of the outside set. The storefronts are a recent remodeling. A cantilevered sign is located at the west-end of the upper façade, but the vintage of this addition could not be determined.

ANALYSIS

The building was evaluated for historical significance during the San Jose Historic resources Survey Update in 1992 and found to not qualify for listing on the Inventory. A subsequent review for the Year 200 survey Update found the building to meet the threshold of the Inventory, and that it could potentially contribute to an expanded historic Downtown Commercial Historic District, based on its association with the downtown development in the 1940s, and more

importantly due to its long association with the Oyster Loaf restaurant. After further review, however, it was found that the present façade was constructed in 1959, and at the time of this remodeling the Oyster Loaf had been sold and under new management. The present building is not directly associated with the earlier restaurant run by the Chargins, and consequently the building no longer contributes to the setting associated with the period of significance of the commercial area. The building does not meet the minimum criteria necessary for listing on the National Register of Historic Places or the California Register of Historic Resources, and the design lacks sufficient distinction for listing on the San Jose Historic Resources Inventory.

PUBLIC OUTREACH

San Jose Redevelopment Agency staff noticed the owner of the building of the recommendation to remove the building from the Inventory.

RECOMMENDATION

Staff recommends that the Historic Landmarks Commission remove 29-31 E. Santa Clara St. from the San Jose Historic Resources Inventory.

Courtney Damkroger
Historic Preservation Officer

Attachments

Filename: 29-31 E. Santa Clara HLC SR.doc
Directory: C:\WINNT\Profiles\SAdvani\Desktop\HLC-sep
Template: E:\Program Files\Microsoft Office\Templates\Normal.dot
Title:
Subject:
Author: SPineda
Keywords:
Comments:
Creation Date: 08/22/02 7:42 PM
Change Number: 3
Last Saved On: 08/26/02 12:53 PM
Last Saved By: CDamkroger
Total Editing Time: 4 Minutes
Last Printed On: 08/28/02 3:41 PM
As of Last Complete Printing
Number of Pages: 2
Number of Words: 520 (approx.)
Number of Characters: 2,969 (approx.)